



Town of Merrimack, New Hampshire

Community Development Department

603 424-3531

6 Baboosic Lake Road

Fax 603 424-1408

Town Hall - Lower level - East Wing

www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

**MERRIMACK PLANNING BOARD
AGENDA FOR TUESDAY, NOVEMBER 15, 2022
MATTHEW THORNTON ROOM
6:30 P.M.**

(clicking on a link in **blue text** will display the staff report for the selected application, clicking a link in **green text** will display a Google Map photo of the site location)

1. Call to Order
2. Planning & Zoning Administrator's Report
3. [Consent Agenda](#)
 - a. [Regional Impact Determinations](#)
4. Merrimack Smiles (applicant) and SIAM04 Realty, LLC (owner) - [Review for consideration of final approval for an amendment to a previously conditionally approved site plan to modify the dimensions of a proposed dental office building from approximately 4,500 square feet to approximately 5,600 square feet](#). The parcel is located at 75 DW Highway in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 2D, Lot 028](#). Case # PB2022-16
5. Hoyle, Tanner & Associates (applicant) and BAE Systems, Inc. (owner) – [Continued review for acceptance and consideration of final approval of a site plan for the construction of a 5,000 square foot support building, two “radome” structures, and other associated improvements](#). The parcel is located at 130 DW Highway in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 2D, Lot 6](#). Case # PB2022-35. *This item is continued from the October 18, 2022 Planning Board Meeting.*
6. Black Diamond Holdings, LLC (applicant) and MM Realty Trust (owner) – [Continued review for final approval of a site plan for the redevelopment of an existing automotive/junkyard use into a 102,600 square foot warehouse and associated site improvements](#). The parcel is located at 734 DW Highway in the C-2 (General Commercial) and Aquifer Conservation Districts. [Tax Map 7E, Lot 31](#). Case # PB2022-36. *This item is continued from the October 18, 2022 Planning Board Meeting.*
7. John J. Flatley Company (applicant/owner) – [Continued review for final approval of an amendment to a previously approved Mixed Use Development Conditional Use Permit, calling for the replacement of the previously proposed 20,000 square foot planned retail space with a 52,000 square foot self-storage facility](#). The parcels are located at 645, 673, 685, 703, and 707 DW Highway and 5 Gilbert Drive in the I-1 (Industrial), Aquifer Conservation and Wellhead Protection Districts. [Tax Map 6E, Lots 3-1, 3-3, 3-4, 3-5, 3-6, and 3-7](#). Case # PB2022-38. *This item is continued from the October 18, 2022 Planning Board Meeting.*

8. **John Flatley Company (applicant/owner)** - [Review for consideration of final approval for an amendment to a previously approved site plan to modify the landscaping plan to address excessive cutting of existing vegetation from the approved design](#). The parcel is located at 685 Daniel Webster Highway in the I-1 (Industrial) and Wellhead Protection Area. [Tax Map 6E, Map 003-04](#). Case #PB2022-41.
9. **Starten Realty, LLC (applicant/owner)** - Review for acceptance and consideration of final approval for a site plan for the addition of a gas station, convenience store and drive-thru coffee shop at the site of an existing car wash. The parcel is located at 376 DW Highway in the C-2 (General Commercial), Aquifer Conservation, and Elderly Housing Overlay Districts. [Tax Map 4D-3, Lot 002](#). Case #PB2022-40. - ***Applicant has requested continuance to December 6, 2022***
10. **Tony Crawford (applicant) and 598 DW Highway, LLC (owner)** - [Conceptual discussion of a proposed car wash](#). The parcel is located at 598 Daniel Webster Highway in the C-1 (Limited Commercial), Aquifer Conservation and Elderly Housing Overlay Districts. [Tax Map 6D-1, Lot 028](#). Case #PB2022-42
11. **Merrimack Parcel A, LLC (applicant) and Merrimack Parcel A, LLC and Slate Merrimack Acquisition, LLC (owners)** – [Conceptual discussion of a proposed amendment to a previously approved Mixed Use Development Conditional Use Permit, seeking non-binding feedback on potentially revising the future phase of development to include additional residential units and retail use instead of all retail/commercial and a parking structure](#). The parcels are located at 1, 2, 3 and 4 Lexington Court in the I-2 (Industrial) and Aquifer Conservation Districts and Wellhead Protection Area. [Tax Map 3C, Lots 191-2U1-2U4](#). Case # PB2022-43.
12. **Discussion/possible action regarding other items of concern**
13. **Approval of Minutes — November 1, 2022**
14. **Adjourn**

Copies of application materials are available at the Community Development Department office in the Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. The Matthew Thornton Room at Town Hall is accessible to the disabled. Persons requiring special arrangements are encouraged to call 424-3531 at least 48 hours in advance. It is the policy of the Board not to take up any new business after 10:30 P.M. and to adjourn by 11:00 P.M.

(Posted to website: November 10, 2022)